| 040.0 | 0004 | 0019.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 794,100 / | 794,100 |
| USE VALUE: | 794,100 / | 794,100 |
| ASSESSED: | 794,100 / | 794,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 31 | | AMHERST ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KILLEEN JONATHAN |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 31 GINN RD |
| Street 2: | |
| Twn/City: | WINCHESTER |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 01890 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | KILLEEN JANET B & JONATHAN - |
| Owner 2: | - |
| Street 1: | 31 AMHERST ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2052 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4500.000 | 349,500 | 600 | 444,000 | 794,100 |
| Total Card | 0.103 | 349,500 | 600 | 444,000 | 794,100 |
| Total Parcel | 0.103 | 349,500 | 600 | 444,000 | 794,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.99 | /Parcel: 386.99

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 27036 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 11/07/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 040.0-0004-0019.0

!3324!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 349,500 | 600 | 4,500. | 444,000 | 794,100 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 333,500 | 600 | 4,500. | 444,000 | 778,100 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 333,700 | 600 | 4,500. | 444,000 | 778,300 | 778,300 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 262,100 | 0 | 4,500. | 471,800 | 733,900 | 733,900 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 262,100 | 0 | 4,500. | 344,100 | 606,200 | 606,200 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 245,700 | 0 | 4,500. | 299,700 | 545,400 | 545,400 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 245,700 | 0 | 4,500. | 255,300 | 501,000 | 501,000 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 218,700 | 0 | 4,500. | 249,800 | 468,500 | 468,500 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/29/21 | 22:55:06 |

**LAST REV**

| Date | Time |
|---|---|
| 08/26/21 | 17:48:29 |
| jorourke | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 27036 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3324

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| KILLEEN JANET B | 65157-157 | | 4/1/2015 | Convenience | 10 | No | No | | |
| ANGELOU JANET, | 56349-272 | | 1/25/2011 | Family | 10 | No | No | | |
| SMITH JEAN L | 53114-494 | | 6/30/2009 | Estate/Div | 410,000 | No | No | | |
| | 11992-207 | | 5/3/1971 | | 35,000 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/14/2015 | 322 | Manual | 3,800 | | | | | Insulate attic abd |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/26/2021 | USPS | JO | Jenny O |
| 11/7/2018 | MEAS&NOTICE | HS | Hanne S |
| 1/24/2009 | Meas/Inspect | 197 | PATRIOT |
| 4/11/2000 | Inspected | 263 | PATRIOT |
| 2/29/2000 | Measured | 263 | PATRIOT |
| 11/1/1981 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4500 | | Sq. Ft. | Site | | 0 | 80. | 1.23 | 1 | | | | | | | | | 443,999 | | | | | | 444,000 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.10331 | Total SF/SM: | 4500 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 443,999 | Spl Credit | | Total: | 444,000 |

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 13 - Multi-Garden |
| Sty Ht: | 2A - 2 Sty +Attic |
| (Liv) Units: | 2 Total: 2 |
| Foundation: | 2 - Conc. Block |
| Frame: | 1 - Wood |
| Prime Wall: | 4 - Vinyl |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | TAN |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1924 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | |
|---|---|
| Avg Ht/FL: | STD |
| Prim Int Wal | 2 - Plaster |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | % |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 1 - Oil |
| Heat Type: | 5 - Steam |
| # Heat Sys: | 2 |
| % Heated: | 100 % AC: |
| Solar HW: | NO Central Vac: NO |
| % Com Wal | % Sprinkled |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Fair |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Fair |
| A Kits: | | Rating: | Fair |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | FR - Fair | 40. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 40.3 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.22565794 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 216.207 |
| Other Features: | 88500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 585385 |
| Depreciation: | 235910 |
| Depreciated Total: | 349475 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 | # Units 1 |
|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: 9 | BRs: 3 | Baths: 2 | HB |
|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| 1 | 4 | 1 | |
| Totals | | | |
| 2 | 9 | 3 | |

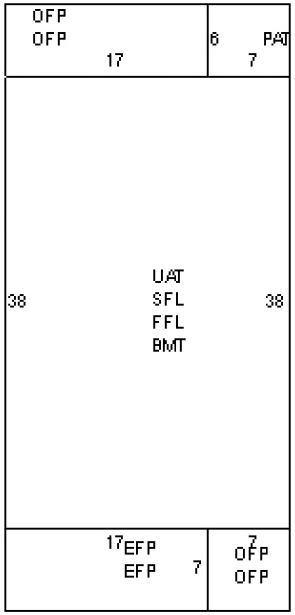
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 216.21 |
| Special Features: | 0 | Val/Su Net: | 98.56 |
| Final Total: | 349500 | Val/Su SzAd | 191.61 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 912 | 64.860 | 59,154 |
| FFL | First Floor | 912 | 216.210 | 197,180 |
| SFL | Second Floor | 912 | 216.210 | 197,180 |
| OFP | Open Porch | 302 | 21.520 | 6,500 |
| EFP | Enclos Porch | 238 | 37.890 | 9,018 |
| UAT | Upper Attic | 228 | 121.080 | 27,605 |
| PAT | Patio | 42 | 5.880 | 247 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,546 | | | Total: | 496,884 |
| Size Ad | 1824 | Gross Area | 4230 | FinArea | 2052 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 F | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0004-0019.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 6X12 | A | AV | 2010 | 0.00 | T | 7.2 | 104 | | | | | | |
| 19 | Patio | D | Y | 1 | 10X14 | A | AV | 2010 | 4.93 | T | 7.2 | 104 | | | 600 | | | 600 |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | 600 | Total Special Featues: | | Total: 600 |